



CITY OF SUGAR LAND

Permits & Inspection Department
Monthly Building Summary
May 2013



Additional Departmental Data:
Food Inspection | Code Enforcement | Rental Program

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BUILDING

~ Code Corner ~

This Month's Topic: Safe Drinking Water

Protection of potable water against contamination is one of the most important responsibilities a municipality has. The State Plumbing Board will be at Sugar Land Memorial Park July 18, 2013 to present a live demonstration of how cross-connections and back flow occur. This demonstration is free and open to all to witness.



Brazos Valley Chapter, ICC
2601 Cartwright Rd Box #171
Missouri City, TX 77459
generalinfo@brazosvalleychapter.org
www.brazosvalleychapter.org

Safe drinking water is an essential part for all living things/persons. Therefore, it is vital for all public water systems and their customers to know how to identify potential cross connections and contamination prevention from backflow into drinking-water systems. Contaminated water can cause illness both in consumers' homes and commercial establishments. For this reason, the City of Sugar Land is conducting a Cross-Connection Control presentation.

July 18, 2013
10:00 am
Sugar Land Memorial Park Pavilion
15300 University Blvd.
Sugar Land, TX 77479

The presentation will be a joint effort by the Texas State Board of Plumbing Examiners and the Brazos Valley Chapter of Building Officials Association. The Texas State Board of Plumbing Examiners was established to help protect the health and safety of the citizens of the State of Texas by ensuring that drinking water, air and medical gases are not contaminated.

In order to understand how cross-connection actually occurs, the representatives from TSBPE will use their Cross-Connection and Back Flow program which includes a live demonstration of how cross-connections and back flow occur. The TSPBE uses a portable cross connection unit on wheels which has clear piping installed for attendees to actually see how the flow of tainted water creates a potential cross-connection. TSBPE will have their staff of examiners and field investigators conducting the presentations and will be available to answer any questions you may have. Along with the portable cross connection unit, they will also provide videos on how improperly installed and non-maintained water heaters can and will create a potential unsafe condition in residences/establishments.

I believe that together we can all make a difference and a commitment to recognize our responsibility to safeguard and protect the life, health, and welfare of the general public and the communities we live in.

Building Permits Quick Summary

	May 2013	May 2012	Fiscal YTD
Inspections	1658	1869	14396
Permits Issued	668	813	4930
Total Permit Valuation	\$ 27,134,439	\$ 27,767,808	\$ 199,402,793
Total Cash Receipts	\$ 221,334	\$ 160,279	\$ 1,165,564

New Single Family Detached Permits

	May 2013	May 2012	Fiscal YTD
No. of Permits	12	54	140
Total Valuation	\$ 5,534,533	\$ 16,365,580	\$ 49,348,736

May 2013 Average Construction Value \$461,211

May 2012 Average Construction Value \$303,066

	New Homes	Average Construction Cost
Telfair	10	\$492,084
Venetian Estates	1	\$376,920
Riverpark	1	\$236,775

Certificate of Occupancy New Single Family Dwellings - 9



Add & Alter Permits

	MAY 2013	MAY 2012	Fiscal YTD
New Structures (Not Buildings)	9	11	53
Valuation	\$ 375,161	\$ 415,293	\$ 2,637,806
Residential	27	43	198
Valuation	\$ 366,423	\$ 1,072,639	\$ 3,666,945
☆ Non-Residential	38	43	200
Valuation	\$ 12,339,558	\$ 3,630,683	\$ 35,579,087

☆ Non-Residential includes commercial remodeling in existing buildings

Plan Review

	MAY 2013	MAY 2012	Fiscal YTD
☆ Residential , Pool, Sign & Misc Plans	102	205	712
Residential Irrigation Plans	34	48	329
Commercial Plans	101	100	633
Commercial Irrigation Plans	4	4	24

☆ Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	MAY 2013	MAY 2012	Fiscal YTD
Solicitation Licenses - Approved	13	19	63
Solicitation Licenses - Disapproved	0	2	2
Open Record Requests	33	27	208
Contractors Registered	159	105	1120
Taxi Permits	5	3	9
Taxi Licenses	4	2	9

Occupancy Change Permits

ADDRESS	BUSINESS NAME
14019 Southwest Fwy Ste 204	Bullpen Pizza & Sports Bar
16535 Southwest Fwy Ste 480	Famous Cajun Grill
7320 US Hwy 90A Ste 150	Viafit Precision Orthotics & Prosthetics
12808 W Airport Blvd Ste 325L	Life 360 Solutions
12808 W Airport Blvd Ste 500	Aging in the Comfort of Home of SL
957 Eldridge Rd	MASC Austin Properties, Inc
16069 City Walk	Luggage & Leather
2150 Town Square Pl Ste 410	Haliburton Energy Services
4783 Sweetwater Blvd	Christy Caruthers State Farm Agent

Commercial Certificate of Occupancy

ADDRESS	BUSINESS NAME	SQ FT	TYPE
16062 Southwest Fwy Ste 1	St. Michael's Emergency Room	8860	Remodel
15625 Southwest Fwy	Mercedes-Benz of Sugar Land	420	Remodel
15625 Southwest Fwy	Mercedes-Benz of Sugar Land	450	Remodel
13131 Dairy Ashford Rd Ste 600	Team Industrial, Inc	26,942	Buildout
15625 Southwest Fwy	Mercedes-Benz of Sugar Land	2038	Addition
16535 Southwest Fwy Ste 360	Michael Kors	2147	Remodel
3374 State Hwy 6	The Language Factory	2200	Remodel
2600 Cordes Dr Ste A	Consolidated Home Health	3026	Remodel
2711 Town Center Blvd N	Ideal Image, Inc	3089	Remodel
3527 State Hwy 6 Ste 220	Reformed Body	2405	Remodel
☆ 16535 Southwest Fwy Ste K5508	Doc Popcorn	120	Addition
16535 Lexington Blvd Ste 150	Top Shelf Wine & Spirits	2440	Remodel
One Sugar Creek Center Blvd Ste 820	Penny Farthing Press	4083	Remodel

Temporary Cos



New Commercial

ADDRESS	BUSINESS NAME	SQ FT	VALUATION
13425 University Blvd	The Exchange at Telfair Ph II	25,896	\$1,942,200

Permits & Inspections Department

2700 Town Center Blvd. North | Sugar Land, TX 77479-0110 | tel: (281) 275-2270 | fax: (281) 275-2271

www.sugarlandtx.gov

Business Listing for Greatwood Districts

BUSINESS	ADDRESS	CO DATE
Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
The Training Station	1270 Crabb River Rd	9/28/2010
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Elite Healthcare	19875 Southwest Fwy, Ste 110	2/20/2013
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

Code Enforcement



Overview

	MAY 2013	MAY 2012	Fiscal YTD
New Cases	144	226	1083
Total Reinspections	0	N/A	12
Cases Closed	149	215	1077
Citations Filed in Municipal Court	7	0	32
Property Liens Requested	0	0	2

Signage Along Public Streets (Hand-held or costume)	4	N/A	28
Temporary Signs Removed	469	585	2573

Inspections Performed

	MAY 2013	MAY 2012	Fiscal YTD
Unsafe Structure	1	0	2
Pool/Spa/Stagnant Water	15	6	56
Junk Vehicle	19	17	117
Unhealthy Conditions of Property	32	47	367
Weeds/High Grass	111	112	415
Zoning	2	1	33
Trash/Refuse	0	0	0
Off Street Parking on Turf	0	0	51
Tree Trimming	51	30	365
International Property Maintenance Code (IPMC)	44	40	414
Construction without Permits	8	42	256
Signs or Banners without Permits	55	41	313

Complaints Received

	MAY 2013	MAY 2012	Fiscal YTD
Citizen Complaints	43	112	271
Internal Complaints	5	26	53
HOA Complaints	3	10	28
Total Complaints Received	51	148	352

Food Inspection



	MAY 2013	MAY 2012	Fiscal YTD
☆ Semi-Annual Inspections	104	83	581
Pre-Opening & Ownership Change Inspections	14	5	69
Temporary Events Permittted	18	12	113
Temporary Food Establishment Vendors	222	307	2077
Temporary Food Events Inspected	0	0	9
Food Vendors Inspected at Temp Food Establishments/Events	0	0	167
Complaints Investigated	7	4	45
Plans Reviewed	10	7	66

☆ Inspections of fixed and mobile establishment operations, including follow-up inspections

Rental Program



	MAY 2013	MAY 2012	Fiscal YTD
Rental License Applications Received	209	170	1439
Rental Licenses Issued	37	213	895
Rental Inspections	221	188	1721